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FROM: WANG-DDA/OL SUBJECT: NB MILESTONE EVENTS

THE FOLLOWING ITEM IN THE DIRECTOR OF LOGISTICS 23 JANUARY 1986 WEEKLY TO THE DEPUTY DIRECTOR FOR ADMINISTRATION (DDA) PROMPTED A 27 JANUARY INQUIRY TO THE NEW BUILDING PROJECT OFFICE (NBPO):

(from Kerr)  
THE NEW BUILDING PROJECT OFFICE (NBPO), OL, WILL BRIEF REPRESENTATIVES FROM THE DIRECTORATE OF INTELLIGENCE (DI) ON 22 JANUARY REGARDING APPROXIMATELY 106,000 SQUARE FEET OF NEW OFFICE LAYOUT FOR THEM IN THE SOUTH TOWER OF THE NEW HEADQUARTERS BUILDING. NBPO WILL HAVE SH&S INCORPORATE THESE CHANGES INTO THE CONSTRUCTION DOCUMENTS ONCE APPROVAL FOR THE PLANS IS OBTAINED FROM DI MANAGEMENT. NBPO HAS ALREADY BEGUN TO RECONFIGURE NEW BUILDING SPACE TO ACCOMMODATE THE DI COMPONENTS APPROVED BY THE HEADQUARTERS MANAGEMENT BOARD.

THE NBPO HAS BEEN ASKED TO PROVIDE FEEDBACK ON:

CHANGES

COST

TIME

IMPLICATIONS

CHANGES:

- NBPO RECONFIGURED APPROXIMATELY 106,000 SQUARE FEET OF NEW BUILDING SPACE, FOR DI OCCUPANCY, THAT HAD PREVIOUSLY BEEN CONFIGURED FOR DIRECTORATE OF SCIENCE AND TECHNOLOGY USAGE. CHANGES RESULTING FROM THIS RECONFIGURATION INVOLVE COMMUNICATION AND POWER OUTLET LOCATIONS, HEATING, VENTILATING, AND AIR CONDITIONING (HVAC) LOADING AND LOCATION CHANGES, AND MINOR PARTITION CHANGES WHERE REQUIRED TO ACCOMMODATE THE INCREASED NUMBER OF NEW BUILDING OCCUPANTS.
- IN ADDITION TO THE 106,000 SQUARE FOOT DI RECONFIGURATION REPORTED ABOVE, ANOTHER 30,000 SQUARE FEET OF OFFICE/TECHNICAL SPACE (OFFICE OF RESEARCH AND DEVELOPMENT) WAS RECONFIGURED AS A RESULT OF THE RECENT HMB DECISION TO RELOCATE ALL DIRECTORATE OF SCIENCE AND TECHNOLOGY OFFICES, EXCEPT THE OFFICE OF TECHNICAL SERVICES, OUT OF THE NEW BUILDING.
- A FURTHER 15,000 SQUARE FEET OF SPACE ORIGINALLY CONFIGURED AS LABORATORY SPACE FOR THE OFFICE OF SECURITY'S TECHNICAL DIVISION HAS BEEN RECONFIGURED TO OFFICE SPACE AS A RESULT OF THE 26 NOVEMBER 1986 HMB MEETING.
- IN ADDITION, A FURTHER 95,000 SQUARE FEET OF PREVIOUSLY CONFIGURED SPACE IN THE NEW BUILDING IS PRESENTLY BEING RECONFIGURED TO ACCOMMODATE THE HMB OPTION #5 DECISION REGARDING THE DIRECTORATE OF OPERATIONS' OFFICE SPACE NEEDS AND THE NEW OFFICE OF INFORMATION TECHNOLOGY EQUIPMENT SPACE NEEDS (OAMS-2 HARDWARE).

COSTS:

- THE R&E COST OF INCORPORATING THESE CHANGES INTO FORMAL CONSTRUCTION DOCUMENTATION CAN, WE BELIEVE, BE ACCOMPLISHED WITHIN THE EXISTING BUDGETED FUNDING OF THE NEW BUILDING R&E CONTRACT.
- THE CONSTRUCTION COST OF IMPLEMENTING THESE CHANGES CANNOT BE DETERMINED UNTIL THE CONSTRUCTION CONTRACTOR HAS RECEIVED AND EVALUATED THEM.

TIME:

- WE HAVE TASKED OUR R&E WITH DELIVERING CONSTRUCTION DRAWINGS AND SPECIFICATIONS TO US SO THAT WE CAN HAVE THEM TO THE GENERAL SERVICES ADMINISTRATION (GSA) PROJECT MANAGER BY 01 APRIL 1986, WITH THE HOPE THAT THE CHANGES CAN BE NEGOTIATED BETWEEN GSA AND THE CONSTRUCTION CONTRACTOR BY EARLY MAY 1986.
- AS WITH THE IMPACT ON COSTS, WE ARE UNABLE TO ACCURATELY DETERMINE THE LIKELIHOOD OF A DELAY IN BENEFICIAL OCCUPANCY UNTIL THE CONSTRUCTION CONTRACTOR AND GSA HAVE CONCLUDED THEIR NEGOTIATIONS.

IMPLICATIONS:

- ADVERSE IMPLICATIONS ON EITHER NEW BUILDING CONSTRUCTION COSTS OR OCCUPANCY SCHEDULES RESULTING FROM THE CHANGES IDENTIFIED ABOVE, IF ANY, WILL IN ALL LIKELIHOOD ALSO ADVERSELY IMPACT ON THE BACKFILL OF THE EXISTING HEADQUARTERS BUILDING.

END OF DOCUMENT